

MINUTES OF THE
EAST COVENTRY TOWNSHIP PLANNING COMMISSION
MEETING HELD ON AUGUST 16, 2006
(Approved October 5, 2006)

The Planning Commission held their monthly meeting on Wednesday, August 16, 2006. Present for the meeting were Harold Kulp, Roy Kolb, Walter Woessner, and Lance Parson. Also, present was Brady Flaharty of ARRO Consulting, Inc.

Mr. Kulp called the meeting to order at 7:00 p.m. and the pledge was recited.

CITIZENS COMMENTS

There was no public comment.

1. MINUTES

Mr. Woessner moved to approve the July 19, 2006 monthly meeting minutes as presented. Mr. Parson seconded the motion. The motion carried with a 4-0-0 vote.

2. SHANTZ SUBDIVISION

Mr. Bill Mauer of McKinney Associates was present.

Mr. Woessner moved to recommend waiver from Sectin 303.3.B of the Subdivision and Land Development Ordinance to allow a Site Analysis Plan to not be prepared. Mr. Kolb seconded the motion. The motion carried with a 4-0-0 vote.

Mr. Woessner moved to recommend sketch plan approval for the Shantz Subdivision in accordance with draft resolution dated July 31, 2006 with the stipulation of approval of the above waiver. Mr. Kolb seconded the motion. The motion carried with a 4-0-0 vote.

3. CONSTABLE, GLOCKER & DAYLOR

Mr. William Conver of Conver and Smith Engineering, Inc. was present.

There was a review of the Constable, Glocker & Daylor final minor subdivision plan dated June 29, 2006 in accordance with Township Engineer letter dated July 26, 2006, Township Planner letter dated July 26, 2006 and Traffic Engineer letter dated July 28, 2006.

4. JOSPEH MCCANN CO., INC.

Mr. William Conver of Conver and Smith Engineering, Inc. was present.

There was a review of sketch land development plan dated July 10, 2006 in accordance with Township Engineer letter dated July 26, 2006, Township Planner letter dated July 26, 2006 and Traffic Engineer letter dated August 7, 2006.

Mr. Woessner noted the driveway is not 10 feet off the property line and requested it be moved. It was noted that the order granted by the Zoning Hearing Board has expired and the issue is to be addressed by counsel.

5. TELVIL HALL

Mr. Bryan Hunsberger of Telvil Corporation and Mr. Thomas Ludgate of Ludgate Engineering were present.

There was a review of the Telvil Hall preliminary subdivision and land development plan dated June 21, 2006 in accordance with Township Engineer letter dated August 8, 2006, Township Planner letter dated August 2, 2006 and Traffic Engineer letter dated August 4, 2006.

Mr. Woessner noted there are issues with the roof drains. Ludgate, ARRO, and McMahon will meet to discuss road issues. There are deficiencies with the waiver requests so the applicant must reapply. It was noted that easements must be provided for access to the basins.

6. HIDDEN ACRE ESTATES

Mr. Camilo Rincon and Ms. Michelle Blynt of Hibbeln Engineering were present.

There was a review of the Hidden Acres Estates subdivision and land development preliminary plan dated June 30, 2006 in accordance with Township Engineer letter dated July 26, 2006, Township Planner letter dated July 25, 2006 and Traffic Engineer letter dated August 1, 2006.

Mr. Woessner noted that a blanket easement should be provided for the cleanouts and specific easements should be identified on the plans. Waiver requests were tabled until further investigation. It was noted that planting restrictions should be written into the deeds.

There was a brief discussion regarding the request for individual lampposts and it was noted the owner would be responsible for all costs associated with the individual lanterns.

ADDITIONAL ITEMS BROUGHT BEFORE THE COMMISSION

Rezoning Application (701 Sanatoga Road)

Mr. Parson moved to deny the request to rezone 701 Sanatoga Road from LI to R-3 but recommended the parcel be changed to R-2 to be consistent with surrounding parcels. Mr. Woessner seconded the motion. The motion carried with a 4-0-0 vote.

The August 28, 2006 zoning meeting has been cancelled. A workshop meeting will be held on September 7, 2006 at 7:00 p.m. to discuss the sign ordinance. The next monthly meeting will be held September 20, 2006 at 7:00 p.m.

ADJOURNMENT

Mr. Kulp moved to adjourn the monthly meeting at 8:55 p.m. Mr. Kolb seconded the motion. The motion carried with a 4-0-0 vote.

Respectfully submitted,

Bonnie L. Frisco
Secretary